

## DEPARTMENT OF FINANCE BILL ANALYSIS

**AMENDMENT DATE:** Original  
**POSITION:** Neutral

**BILL NUMBER:** SB 951  
**AUTHOR:** L. Correa

### **BILL SUMMARY:** Mobilehome Parks Act

This bill would:

- Extend the sunset of the (Mobilehome Park Maintenance Inspection) MPM Program and the associated special fund fees that support it until January 1, 2017.
- Increase MPM Task Force reporting requirements to include the number of violations issued to mobilehome owners/mobilehome park owners, the number that have been corrected, the number uncorrected and the steps to correct unresolved violations.
- Require the MPM Task Force to make recommendations for statutory or administrative changes to the program.

### **FISCAL SUMMARY**

This bill would continue the existing program and the fee that supports it, totaling \$1,054,000 annually. The change to reporting requirements will not increase costs to HCD as this is information already collected and utilized by the MPM Task Force.

### **COMMENTS**

Finance is neutral on this bill, however notes that it would work to improve the health and safety of mobilehome parks. By extending the \$4 per space fee to 2017, this bill would allow mobilehome health and safety inspections by HCD and local enforcement agencies to continue. According to HCD staff, the current fee level supports inspection of approximately 5 percent of all parks, and focuses on the parks that are known to have the most serious health and safety complaints or known health and safety violations.

Analyst/Principal (0741) C. McKinney	Date	Program Budget Manager Mark Hill	Date
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Department Deputy Director	Date
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Governor's Office:	By:	Date:	Position Approved _____
			Position Disapproved _____

BILL ANALYSIS	Form DF-43 (Rev 03/95 Buff)
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L. Correa

Original

SB 951

**ANALYSIS****A. Programmatic Analysis**

Existing law requires HCD to enforce the Mobilehome Parks Act (MPA) and adopt regulations for the construction, installation, use, maintenance and occupancy of mobilehome parks. Local agencies have the option to enforce the MPA within their jurisdictions (and collect the fees associated with this enforcement) or leave enforcement to HCD. A fee of \$4 per mobilehome lot is collected and used exclusively to fund the inspection of mobilehome and mobilehome parks when there is a complaint or as part of the MPM. It is the goal of HCD and local enforcement agencies to inspect at least five percent of mobilehome parks per year. An MPM Task Force is convened every six months to provide input to HCD regarding the operation of the MPM Program and issues a report semiannually that includes elements of the inspection program. The legislation authorizing the fees and inspection program will sunset on January 1, 2012.

**This bill would:**

- Extend the sunset of the MPM Program and the associated special fund fees that support it until January 1, 2017.
- Increase MPM Task Force reporting requirements to include the number of violations issued to mobilehome owners/mobilehome park owners, the number that have been corrected, the number uncorrected and the steps to correct unresolved violations.
- Require the MPM Task Force to make recommendations for statutory or administrative changes to the program.

**Discussion:** Statewide there are approximately 4,700 mobilehome parks with 365,000 spaces, of which HCD is the enforcement agency for 263,000 spaces. Local building officials have voluntarily assumed jurisdiction for 102,000 mobilehome spaces. Beginning in 1991, the MPM Program required that mobilehome parks, including homes within parks, be inspected every five years for compliance with health and safety standards. The program was funded by a \$4 per space fee and was scheduled to sunset in 1997. Subsequent legislation continued the fees, extended the inspection cycle to seven years, and restructured the program to provide that parks with a history of complaints or prior violations be given inspection priority. The program and fees were last scheduled to sunset on January 1, 2007, but Chapter 858, Statutes of 2006 (AB 2250/Coto) extended the sunset date to January 1, 2012. Additionally, the bill increased meeting requirements of the MPM Task Force from once to twice per year, deleted the requirement to inspect each mobilehome park at least once every seven years, and required HCD to report specified requirements of its inspection program.

**B. Fiscal Analysis**

This bill would continue the existing program and the fee that supports it. HCD is the enforcement agency for 263,000 of the 365,000 mobilehome spaces in California. If the authority for the \$4 per space fee is not extended, HCD's revenues would be reduced by \$527,000 in 2011-12 and \$1,054,000 annually thereafter.

The increased reporting requirements would not increase HCD costs because this information is already collected by the MPM Task Force.

**BILL NUMBER**

SB 951

		SO	(Fiscal Impact by Fiscal Year)							
Code/Department		LA	(Dollars in Thousands)							
Agency or Revenue		CO	PROP						Fund	
Type		RV	98	FC	2009-2010	FC	2010-2011	FC	2011-2012	Code
2240/HCD		SO	No		----- No/Minor Fiscal Impact -----					0245
1256/Othr Reg Fee		RV	No		--		--	U	\$527	0245
<u>Fund Code</u>	<u>Title</u>									
0245	Mobilehome Park Revolving Fund									